

Compliance Inspection – 26-27 East Hermitage Place, Edinburgh, EH6 8AD

An inspection of the property was conducted on 04 December 2024 to assess the physical compliance of the property. At that inspection, several aspects were identified that do not comply to the required standard. These are detailed in the schedule below.

Schedule – 26-27 East Hermitage Place, Edinburgh, EH6 8AD

Licence Application

A licence application for 18 persons in 14 bedrooms for 26-27 East Hermitage Place was submitted on 27 November 2024.

Kitchen Requirements – Ovens, Hobs and Activity Space

The requirements for kitchen facilities should take account of the needs of the occupants and the arrangements for meals and are expected to have:

1 cooker with oven, grill and 4 cooking plates or rings for a maximum of 5 persons. Cookers provided with the required activity space of 1000 mm in front and 300 mm worktop width available on both sides of the hob.

(An air fryer is provided in the kitchen area and a microwave is provided in the dining room for guest use. Please note, guests have access to the dining room and kitchen areas between 07:00 and 20:30).

1. Currently the kitchen has 2 cookers with ovens, this is 2 cookers short of the requirement. Additionally, the cookers are placed next to one another and do not meet the 300mm worktop width required on both sides of the hob. The activity space of 1000mm in front of each cooker is met.
2. The kitchen requires to be provided with additional impervious work surface. A minimum of two linear metres is required for three people with an additional 60cm for every additional person. The kitchen currently does not have the required worktop space of 11m for 18 persons with only 5.7m available. Therefore, an additional 5.3m is required.
3. The kitchen requires to be provided with additional sinks with integral drainer. A minimum of 1 sink with integral drainer for a maximum of 5 persons is required. Currently, 1 sink with integral drainer is available. Therefore, an additional 3 sinks with integral drainer are required.
4. The kitchen requires to be provided with 1 reasonable size refrigerator and 1 reasonable size freezer for a maximum of 5 persons. The freezer need not be sited within the kitchen. The kitchen does not contain a refrigerator or freezer; however, each bedroom is provided with a small refrigerator which contains a small freezer compartment. An additional chest freezer is situated in the dining room but was not in use at the time of inspection.

Bedrooms – Space and Layout/Living Room Requirement

5. All bedrooms meet the minimum width requirement of 2.25m. All bedrooms meet the Activity Space requirements as per the Statutory Guidance. All *double* bedrooms meet the space requirements as there is no common living room. The 4 single bedrooms do not meet the space requirement (*please find below*).

Standard for a single bedroom (1 adult) where there is a no common living room present is 10 sq. metres. Standard for a double bedroom (2 adults) where there is no common living room is 15 sq. metres.

Single Bedrooms

- Bedroom 2 is **8.4 sq. metres.**
- Bedroom 3 is **8.4 sq. metres.**
- Bedroom 8 is **8.4 sq. metres.**
- Bedroom 10 is **8.4 sq. metres.**

Windows

Kitchen Windows

6. Kitchen windows do not fully rest against internal frame when closed and are not wind and watertight. This is a basic condition of a licence and should therefore be addressed as a matter of urgency.

Sash & Case Windows

7. Throughout the property there were issues with the sash & case windows being stiff and difficult to operate and needing minor repairs to the woodwork across many of the bedrooms. Several cords need repaired to ensure windows can be operated safely, and locks need to be replaced and/or repaired to ensure security.

Fire Safety

The fire doors within the property require some minor adjustments:

- Missing intumescent strips & smoke seals are required to be installed ensuring a continuous loop with the exemption of hinges & latches.
- Doors are required to be fitted with latches that fully engage with the strike plate when the door is closed. The latches should be linked to the operation of the door handle and must comply with BS EN 12209 current edition.
- An additional smoke detector is required in the vestibules at the front of the property 26 & 27 East Hermitage Place where the fuse board/s are located.

General Maintenance

- Staircase handrail from ground floor to first floor within 26 East Hermitage Place is not stable and needs repaired as a matter of urgency.
- Cracked, chipped or scorched sockets need to be replaced throughout the property.